

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
DECEMBER 28, 2010**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, DECEMBER 28, 2010 at 6:00 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map. Specific case information may be obtained by contacting the Department of Building & Zoning Services, 757 Carolyn Avenue, 645-4522.

**SPECIAL NOTE TO THE APPLICANT:** It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

**SIGN LANGUAGE INTERPRETER:** An interpreter will be made available for anyone in need of this service. To request an interpreter, please contact the City of Columbus, Department of Building & Zoning Services at 645-4522 at least four (4) hours before the scheduled meeting time.

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1.     **Application No.:**     **10310-00430**  
       **Location:**       **1557 RICHMOND AVE. (43203)**, located on the north side of Richmond Avenue, approximately 110 feet east of Parkwood Avenue.  
  
       **Area Comm./Civic:** Near East Area Commission  
       **Existing Zoning:** R-3, Residential District  
       **Request:**         Variance(s) to Section(s):  
                              3332.38 (E), Private garage.  
                                  To allow a garage to cover more than 45% of the rear yard.  
                              3332.38 (F), Private garage.  
                                  To increase the area of a garage from 720 square feet to 759 square feet.  
                              3332.26, Minimum side yard permitted.  
                                  To reduce the minimum side yard from 3 feet to 0 feet.  
  
       **Proposal:**         To construct an addition to an existing garage.  
       **Applicant(s):**     Dallas M. Smith  
                              1557 Richmond Avenue  
                              Columbus, Ohio 43203  
  
       **Property Owner(s):** Catherine M. Smith  
                              1557 Richmond Avenue  
                              Columbus, Ohio 43203  
  
       **Case Planner:**    Jamie Freise, 645-6350  
       **E-mail:**         JFFreise@Columbus.gov

2.     **Application No.:**     **10310-00432**  
       **Location:**         **717 NORTH HIGH STREET (43215)**, located at the southwest corner of  
                                  Buttles Ave. & N. High St.  
       **Area Comm./Civic:**   Victorian Village  
       **Existing Zoning:**   C-4, Commercial District  
       **Request:**            Variance to Section:  
                                  3312.49, Minimum number of parking spaces required.  
                                  To reduce the number of additional parking spaces from 14 to 0 and  
                                  to reduce the required number of bicycle parking spaces from 2 to  
                                  0.  
       **Proposal:**           To convert an art gallery into a restaurant.  
       **Applicant(s):**       Julie Bullock; c/o Behal, Sampson, Dietz  
                                  990 W. 3<sup>rd</sup> Ave.  
                                  Columbus, Ohio 43212  
       **Property Owner(s):** White Cross Properties; c/o Julie Bullock; Behal, Sampson, Dietz  
                                  990 W. 3<sup>rd</sup> Ave.  
                                  Columbus, Ohio 43212  
       **Case Planner:**     Dave Reiss, 645-7973  
       **E-mail:**            [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
3.     **Application No.:**     **10310-00434**  
       **Location:**         **3417 NORTH HIGH STREET (43214)**, located at the northwest corner of  
                                  W. North Broadway St. & N. High St.  
       **Area Comm./Civic:**   Clintonville Area Commission  
       **Existing Zoning:**   C-4, Commercial District  
       **Request:**            Variance(s) to Section(s):  
                                  3372.604, Setback requirements.  
                                  To increase the allowable building setback from 10 ft. to from  
                                  between 300 to 363 ft. along the High St. frontage.  
                                  3372.605, Building design standards.  
                                  To reduce the number of required vertical elements on the south  
                                  elevation from 7 to 0 and to reduce the required window glass and  
                                  interior visibility on the south elevation from 25% to 0%. Also, to  
                                  reduce the required window glass and interior visibility on the east  
                                  elevation from 25% to 17.2%.  
       **Proposal:**           To renovate the exterior of an existing grocery store.  
       **Applicant(s):**       The Kroger Co., an Ohio Corporation; c/o Bird & Bull; Andrew A. Gardner  
                                  2875 W. Dublin-Granville Rd.  
                                  Columbus, Ohio 43081  
       **Property Owner(s):** R. & M. Family L.P.  
                                  2179 S. Parkway Dr.  
                                  Columbus, Ohio 43221  
       **Case Planner:**     Dave Reiss, 645-7973  
       **E-mail:**            [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

4.     **Application No.:**     **10310-00439**  
      **Location:**         **1463 PARSONS AVENUE (43206)**, located at the southwest corner of Sheldon Ave. & Parsons Ave.  
      **Area Comm./Civic:**   South Side Area Commission  
      **Existing Zoning:**   C-4, Commercial District  
      **Request:**            Variance to Section:  
                              3372.604, Setback requirements.  
                              To permit the establishment of parking on the side of a building.  
      **Proposal:**           To construct an automobile parts store.  
      **Applicant(s):**       John DelVerne; c/o Bayer Becker  
                              6900 Tylersville Rd.  
                              Mason, Ohio 45050  
      **Property Owner(s):** O'Reilly Automotive, Inc.  
                              233 S. Patterson  
                              Springfield, Missouri 65082  
      **Case Planner:**     Dave Reiss, 645-7973  
      **E-mail:**            DJReiss@Columbus.gov
5.     **Application No.:**     **10310-00441**  
      **Location:**         **1887 RED FERN DRIVE (43229)**, located on the south side of Red Fern Drive, approximately 150 feet west of Johanne Street  
      **Area Comm./Civic:**   Northland Community Council  
      **Existing Zoning:**   SR, Suburban Residential District  
      **Request:**            Variance(s) to Section(s):  
                              3332.26, Minimum side yard permitted.  
                              To reduce the minimum side yard from 5 feet to 0 feet.  
                              3312.29, Parking space.  
                              To reduce the size of a parking space from 9' x 18' to 8' x 18'.  
                              3312.27, Parking setback line.  
                              To reduce the minimum parking setback from 25 feet to 0'.  
      **Proposal:**           To allow parking in the front yard.  
      **Applicant(s):**       John C. Kessler  
                              1887 Red Fern Drive  
                              Columbus, Ohio 43229  
      **Property Owner(s):** Applicant  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**            JFFreise@Columbus.gov

6.     **Application No.:**     **10310-00443**  
       **Location:**         **2760 BRICE ROAD (43068)**, located on the east side of Brice Rd., at the terminus of Chantry Dr.  
       **Area Comm./Civic:**   None  
       **Existing Zoning:**   C-4, Commercial District  
       **Request:**            Variance to Section:  
                              3312.49, Minimum number of parking spaces required.  
                              To reduce the number of additional parking spaces from 44 to 0.  
       **Proposal:**           To convert a cellular phone retail sales establishment into a restaurant.  
       **Applicant(s):**       Dragon House Delaware, Inc.; c/o Jianqin (Vic) Chen  
                              102 S. Corkwood Ct.  
                              Pickerington, Ohio 43147  
       **Property Owner(s):** Galileo Apollo I Sub, L.L.C.; c/o Karen Lyons/Denise Harris  
                              2500 Westfield Dr., Ste. 102  
                              Elgin, Illinois 60124  
       **Case Planner:**     Dave Reiss, 645-7973  
       **E-mail:**            [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)
7.     **Application No.:**     **10310-00448**  
       **Location:**         **4793 WINTERSET DRIVE (43220)**, located at the northwest corner of Rayne Ln. & Winterset Dr.  
       **Area Comm./Civic:**   Northwest Civic Association  
       **Existing Zoning:**   SR, Suburban Residential District  
       **Request:**            Variance to Section:  
                              3332.27, Rear yard.  
                              To reduce the required rear yard from 25% of the lot area to 20% of the lot area.  
       **Proposal:**           To construct an unheated, screened-in porch to the rear of a single-family dwelling.  
       **Applicant(s):**       Joyce D. Copeland  
                              4793 Winterset Dr.  
                              Columbus, Ohio 43220  
       **Property Owner(s):** Same as applicant.  
       **Case Planner:**     Dave Reiss, 645-7973  
       **E-mail:**            [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

8.     **Application No.:**     **10310-00449**  
      **Location:**         **39 WEST MAYNARD AVE. (43202)**, located on the south side of Maynard Avenue, approximately 200 feet west of High Street.  
      **Area Comm./Civic:**   University Area Commission  
      **Existing Zoning:**     R-2F, Residential District  
      **Request:**            Variance(s) to Section(s):  
                              3312.43, Required surface for parking.  
                              To allow parking on a gravel surface.  
      **Proposal:**           To allow parking on a gravel surface.  
      **Applicant(s):**       John and Maureen Byrne  
                              3545 Schirtzinger Road  
                              Hilliard, Ohio 43026  
      **Property Owner(s):** Applicant  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**            [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
9.     **Application No.:**     **10310-00450**  
      **Location:**         **1091 OAK STREET (43205)**, located on the south side of Oak Street, approximately 120 feet west of South Ohio Avenue.  
      **Area Comm./Civic:**   Near East Area Commission  
      **Existing Zoning:**     R-3, Residential District  
      **Request:**            Variance(s) to Section(s):  
                              3332.38, Private garage.  
                              To increase the height of a garage from 15 feet to 20 feet 6 inches.  
      **Proposal:**           To construct a garage.  
      **Applicant(s):**       Hugh A. Greentree and Mae L. Young  
                              1091 Oak Street  
                              Columbus, Ohio 43205  
      **Property Owner(s):** Applicant  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**            [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
10.    **Application No.:**     **10310-00452**  
      **Location:**         **309 EAST COLUMBUS STREET (43206)**, located on the south side of East Columbus Street, approximately 40 feet west of South Grant Avenue.  
      **Area Comm./Civic:**   German Village Area Commission  
      **Existing Zoning:**     R-2F, Residential District  
      **Request:**            Variance(s) to Section(s):  
                              3332.26, Minimum side yard permitted.  
                              To reduce the minimum side yard from 3 feet to 10 inches.  
      **Proposal:**           To construct a garage.  
      **Applicant(s):**       Curtis McKenzie  
                              5917 Birch Bank Circle  
                              Grove City, Ohio 43123  
      **Property Owner(s):** Sharon and Robert Wentzell  
                              309 East Columbus Street  
                              Columbus, Ohio 43206  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**            [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

11.    **Application No.:**       **10310-00453**  
      **Location:**           **8363 GALLOP DRIVE (43065)**, located at the northwest corner of Gallop Drive and Highridge Drive.  
      **Area Comm./Civic:**   Far Northwest Coalition  
      **Existing Zoning:**   S-R, Suburban Residential District  
      **Request:**            Variance(s) to Section(s):  
                              3332.26, Minimum side yard permitted.  
                              To reduce the minimum side yard from 5 feet to 3.49 feet.  
      **Proposal:**           To raze and rebuild a deck.  
      **Applicant(s):**       Michael J. Pastore  
                              8363 Gallop Drive  
                              Powell, Ohio 43065  
      **Property Owner(s):** Applicant  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**            JFFreise@Columbus.gov
12.    **Application No.:**       **10311-00426**  
      **Location:**           **3309 REFUGEE ROAD (43237)**, located on the south side of Refugee Road, approximately 500 feet east of Winchester Pike.  
      **Area Comm./Civic:**   Southeast Community Coalition  
      **Existing Zoning:**   C-4, Commercial District  
      **Request:**            Special Permit(s) to Section(s):  
                              3307.06, Special permits.  
                              To allow the expansion of a non-conforming use.  
      **Proposal:**           To construct a room additiion to a single-family dwelling.  
      **Applicant(s):**       Thomas Barnett  
                              1791 Fairwood Avenue  
                              Columbus, Ohio 43207  
      **Property Owner(s):** Suvit Saelim  
                              3309 Refugee Road  
                              Columbus, Ohio 43232  
      **Case Planner:**     Jamie Freise, 645-6350  
      **E-mail:**            JFFreise@Columbus.gov